



THE
LAND QUESTION
ITS EXAMINATION
AND
SOLUTION.

22612 Qx

51925-

13
*This belongs to
T. J. Elliot's Land question*

PRODUCTION

OF

Cereals and Butcher's Meat Profitable

IN

ENGLAND.

LETTER TO THE "TIMES" NEWSPAPER

IN REPLY TO

"Crop and Stock Prospects,"

PUBLISHED IN THE COLUMNS OF THAT JOURNAL,
SEPTEMBER 14th, 1885,

DENYING THAT CEREALS AND BUTCHER'S MEAT CAN
BE PRODUCED PROFITABLY IN THIS KINGDOM
AT LOW PRICES.

By one of the Oldest Members

OF THE

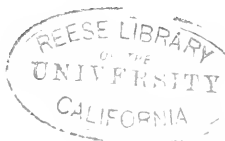
ROYAL AGRICULTURAL SOCIETY OF ENGLAND.

[T. J. Elliot]

PRINTED BY CASSELL & COMPANY, LIMITED:

1A BELLE SAUVAGE, LONDON, E.C.

[1885]



Class
507



THE LAND QUESTION.

FARMING PROFITABLE UP TO 1883—DISASTROUS IN 1885,
BUT REDEEMABLE.

“THREE ACRES AND A COW” ATTAINABLE.

To the Editor of the TIMES.

SIR,

My attention has been drawn to an article in your columns of September 14th, 1885, headed “Crop and Stock Prospects.” In this article you have made comparisons with the twenty-three years’ experience of the Right Hon. Lord and Lady Herbert, of Lea, in farming the Wilton House Home Farm, belonging to the Earl of Pembroke and Montgomery, the farm in question being an inferior type of the farms in Wilts, Dorset, and Hants.

The analysis of this farming account is so minute, comprehensive in detail, and to the point, that I, as a looker on in agricultural matters for the last sixty years, cannot find any statistical record extant, which develops the entire results of a farm so minutely and for so long a period as the one which dilates on the land question by Prof. Elliot in his work published by Cassell and Co., in 1884, entitled “The Land Question; its Examination and Solution.” I therefore adopt the products realised therein, together with its actual expenditure, as a foundation for my observations. And as they illustrate a success in farming, I think it a public duty that they should be made known and thoroughly understood at the present time.

The writer of the article “Crop and Stock Prospects,” in my opinion has misunderstood the bearing of this matter, and thereby has mutilated the meaning of the account, which confines itself to the farm in question. In showing to landlords, tenants, and agricultural labourers, as well as consumers, their relative positions, it seems necessary for me to recapitulate the facts of Prof. Elliot’s published work. These clearly indicate that farming has been, and may be a profitable business

where ample capital and skilled farming are forthcoming; and to make myself understood, I venture to quote the following extracts from the Professor's analysis, which show the result in cultivating inferior arable land of a purely calcareous character and a chalky subsoil.

The results attained on the Wilton House Home Farm (marked A) compared with the returns of eighty-five producers in eleven counties, as published in the *Times* newspaper, September 14th, 1885 (marked B), are shown as follows:—

Cereals.	A.		B.	
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Rent and Tithes	1 10 3	1 10 3	1 15 7	2 0 7
Rates and Taxes	0 16 6 $\frac{1}{4}$		0 5 0	
Manual Labour	0 13 10 $\frac{3}{4}$			
Seed purchased and of home growth	0 2 0 $\frac{1}{2}$			
Horse Corn	0 1 5 $\frac{1}{2}$	3 19 0 $\frac{3}{4}$	3 17 8	3 17 8
Horse Forage, exclusive of Straw and Chaff	0 4 7			
Market and Fair Expenses	0 3 3			
Cost and wear and tear of Implements (the quantity kept in column A being excessive)	0 0 6 $\frac{1}{4}$			
Sundries	5 9 3 $\frac{3}{4}$			5 18 3
Bad Debts	0 12 1			2 12 6
Manure and Chemicals purchased	6 1 4 $\frac{3}{4}$			8 10 9
Total Cost of Production per Acre				

	A.	B.
	£ s. d.	£ s. d.
Receipts for Grain, as shown in diagram (fo. 58 of Prof. Elliot's book, to which my references apply), being the average acquired products in 23 years, at cost prices, in contrast with the 85 producers	7 1 0 $\frac{1}{2}$	6 16 0
Straw sold per acre... ..	0 7 7 $\frac{3}{4}$	1 12 0
	7 8 8 $\frac{1}{4}$	8 8 0

MEMO.

- A.—Per acre in receipt of Cereals, Wheat being produced at 4s. 8 $\frac{1}{4}$ d. per bush., or 37s. 6d. per quarter } £7 8 8 $\frac{1}{4}$
- B.—Wheat being produced at 4s. 6d. per bush., or 36s. per quarter exclusive of £2 12s. 6d. charged—it is presumed erroneously—to Cereals only, and not coupled with Hay, Root, and Green Crops for Manure } £8 8 0

The rent, tithes, rates, and taxes on A are the actual charges upon the average of twenty-three years made upon lands of an inferior type to the averages of the kingdom. The like charges on B are concluded to be on the average class of farms in the eleven counties upon which they are made, or, otherwise, the average of the kingdom (the difference in rent, on cereals only, being 10s. 4d. per acre).

The item manure purchased in A is 12s. 1d. on cereals, and 11s. 11½d. on hay, root, and green crops—together 24s. 0½d.—and is thus explained in the exposition of expenditure (fo. 68), viz. :—“ This item is spread over the area of the arable land, as its application could not be separately distinguished in the production of the respective crops grown.” It will, however, be observed that the amount applied to the root and cereal crops has only been such as to promote early vegetation, while the fully-developed crop was secured by increased fertility in the soil.

It is contended that the £2 12s. 6d. per acre charged against cereals in the estimate “ B ” ought to have been distributed over both cereals and hay, root, and green crops, and is therefore, as a whole, an illegitimate charge against cereals, and therefore in this comparison it unjustly ignores the margin remaining in the calculation as due to the tenant for interest on capital. The remaining items of expenditure are the actual costs on “ A ” from 1850 to 1873, amounting together to £3 19s. 0¾d., and on “ B ” to £3 17s. 8d., and may therefore be taken as synonymous.

In 1850 the normal products of the farm (exclusive of Hookland or lands adjacent to water-meadows, consisting of a small area) were : wheat, 18 to 20 bushels per acre ; barley, 28 bushels ; and oats, 32 to 36 bushels. The ewe flock consisted of 150 Hampshire downs (improved breed). In 1870 the foregoing crops stood respectively 32½, 46, 57½, and pulse, 37¼ bushels per acre. From 1870 to 1873 the relative quantities per acre were : wheat, 36 bushels ; barley, 50 bushels ; oats, 61 bushels ; and beans or pulse, 41 bushels ; and the ewe flock numbered 312 (exclusive of chilver or ewe lambs). The aggregate average increase is, therefore : wheat, 15¼ bushels ; barley, 19½ ; oats, 23¾ ; and beans, 37 per acre ; and ewe flock, 7. These results, it will be remembered, were maintained for twenty-three years.

SYNOPSIS OF RESULTS.

The first section of accounts is a statement of facts as they occurred between 1850 and 1873, shewing a profit realised by the producer (folio 22) of £11 2s. 1½d. per cent. on the capital employed. The second section of accounts assumes that the yield of the farm between 1850 and 1873 could have been maintained at the same cost during the following ten years, viz., 1873 and 1883. If the quantities of produce obtained in the twenty-three years be sold at the gazetted prices for cereals, and the market prices were obtained for the quality of meat produced on the farm for the same period, the result would

show a profit to the producer of £9 0s. 9½d. per cent. on the working capital.

The abstract for the year 1883 only, included in the second section of accounts, shows a profit of only £2 4s. 4d. per cent., the market prices in this year being the lowest on record, for cereals, since the average of the years 1851, 1852, and 1853.

Third section of accounts. Taking the relative products realised in the first section at cost price (including interest on capital employed as might have occurred between 1873 and 1883), it is shown by the average of the three first diagrams to be . . . £17 10 3 per cent.

The average of the three others . . .	11 19 11¼	,,
Average . . .	£14 9 11¼	,,

This result is obtained by taking the relative prices for products obtained from 1873 to 1883, and the second average at cost prices as arrived at in the transposition of prices (folio 47), which are low for cereals, and high for butcher's meat. This result, however, may be taken as an estimate, presuming that one moiety was obtained on the average prices from 1873 to 1883, and the other moiety at the cost of production, supposing mutton and beef to be marketed at 10d. per lb. (a price commonly obtained during the term of years quoted). The transposition price per cent., however, would be the correct one, so far as the farm in question is concerned, and is shown to be £9 11s. 6d.

The recapitulation of the experience of the twenty-three years (1850 to 1873), representing a period during which the Wilton House Home Farm was increasing year by year its products, shows that the profit on cereals was £4 17s. 5½d. per acre, and the loss on the hay, root, and green crops £2 18s. 8d. per acre. This loss, however, includes the conversion of the hay, root, and green crops into meat, also the cost of increased fertility of the farm and its maintenance between 1850 and 1873. The capital employed on the farm in question was £12 15s. 10d. on the total area (including roads, wastes, and down pasture), and £17 8s. 1½d. on the arable land only. It will be observed that the percentage of profit was produced on £3,500—the amount of the capital employed by the producer. Therefore the loss caused through the production of meat and the cost of increased fertility were thus covered by the percentage realised, and show that increased production is the best remedy known for low prices of cereals. It should be remembered that in this instance there was an excessive expenditure in feeding-

stuffs, owing to a large head of stock kept, to at least the amount of the loss sustained, hence the consequent loss of £2 18s. 8d. per acre in capital.

The rent of Wilton House Home Farm was fixed at £300 per annum (as extra parochial, *i.e.*, tithe and tax free), or £1 10s. 3d. per acre, the landlord's net rent, however, being 19s. 6d.

The writer of the article, "Crop and Stock Prospects," assumes that the rent is a low one, but Professor Elliot, in his work, was led to believe, in obtaining a knowledge of this farm, that it was based upon the same scale of value as nearly 100,000 acres which were let in the counties of Wilts and Dorset during the period (23 years) in which the experiment of high farming was carried out on the farm in question. The £1 10s. 3d. per acre of rent on this light, chalky land, is considered equivalent to the rent of a wheat farm producing 24 or 25 bushels per acre (scale of normal products).

The foregoing statements are explanatory of Professor Elliot's publication in 1884; but it is to be observed that the results of the year 1883 were followed by disastrous circumstances in the year 1884, and up to October 26th, 1885. Now, assuming the products realised between 1850 and 1873 being the same for those years, the loss in 1884 would be £7 10s. 10d. per cent., and for 1885, £9 19s. 10³/₄d. per cent.

The price per bushel of the cereals in 1884 is the average gazetted price quoted in the "Journal of the Royal Agricultural Society of England," and the prices for 1885 are those subsequently gazetted weekly, the prices for meat being taken from the estimate of Messrs. Bonser, Wykes, and Williamson's returns of the Smithfield market, London (per carcase weight, sinking offal).

The following tabula shows the prices per bushel and per lb. at which the foregoing result (per cent.) have been obtained:—

CEREAL PRODUCTS.

Nos.	Periods.	Wheat.		Barley.		Oats.		Beans.		Profit per cent.		Loss per cent.			
		s.	d.	s.	d.	s.	d.	s.	d.	£	s.	d.	£	s.	d.
1	1850 to 1873 (see folio 17) ...	7	0 ¹ / ₄	4	7 ¹ / ₄	3	3 ¹ / ₄	5	6 ¹ / ₂	11	2	1 ¹ / ₂	—	—	—
2	1874 to 1883 (both inclusive, folio 44) ...	6	6 ¹ / ₄	5	0	3	4 ¹ / ₂	—	—	9	0	9 ¹ / ₄	—	—	—
3	1883 (folio 47) ...	5	2 ³ / ₈	3	11 ³ / ₄	2	8 ¹ / ₈	3	7 ¹ / ₄	2	4	4	—	—	—
4	Transition Prices (folio 61) ...	4	9 ¹ / ₂	3	0 ¹ / ₂	2	0 ¹ / ₂	3	7 ¹ / ₄	9	11	6	—	—	—
5	Cost Prices (folio 47) or the price at which the respective crops have been produced ...	4	8 ¹ / ₄	3	1	2	2 ¹ / ₂	3	8 ¹ / ₂	11	7	10 ¹ / ₄	—	—	—
6	1884 (folio 27) ...	4	5 ¹ / ₂	3	9 ³ / ₄	2	6 ¹ / ₄	—	—	—	—	—	7	10	10
7	From January 6th, 1885, to October 10th, 1885 ...	4	2	3	9 ¹ / ₄	2	7 ³ / ₄	—	—	—	—	—	10	11	2 ¹ / ₂

MEAT PRODUCTS.

Nos.	Periods.	Mutton.	Beef.	Swine.	Poultry.	Wool.
		d.	d.	d.	s. d.	s. d.
1	1850 to 1873	$8\frac{1}{4}$	$7\frac{1}{4}$	$5\frac{3}{4}$	—	1 $4\frac{1}{2}$
2	1874 to 1883	$9\frac{1}{4}$	8	$6\frac{1}{4}$	1 0	1 $3\frac{1}{4}$
3	1883	$9\frac{1}{4}$	8	$6\frac{1}{4}$	1 0	1 $3\frac{1}{4}$
4	Transposition Prices	10	10	$8\frac{1}{2}$	0 $9\frac{1}{4}$	1 $7\frac{1}{2}$
5	Cost Prices (realised)... ..	$10\frac{1}{4}$	$9\frac{1}{4}$	$7\frac{3}{4}$	0 10	1 $8\frac{3}{4}$
6	1884	$6\frac{1}{4}$	6	$5\frac{1}{2}$	—	—
7	From January 6th, 1885, to October 10th, 1885	$6\frac{1}{8}$	$5\frac{1}{2}$	$5\frac{1}{4}$	—	0 10

The percentages of profit, 1 to 5 in the above schedule, show the ratio of interest on the capital employed by the producer. The losses shown, 6 and 7 as above, are, however, drafts upon the producer's capital, yielding him no remuneration for skill in farming, or interest of money, consequently his loss may fairly be put down at 20 per cent. upon his working capital, if the statistics of the farm in question are to be relied upon; and I personally have no doubt of their authenticity, as they are corroborated by the experience of 85 contributors in foregoing accounts marked "B," and also by the exposition to the accounts as regards cereals, and by the stock accounts as regards hay, root, and green crops. Further, with a view to test these results, I have substituted for the products "per acre" of Wilton House Home Farm, Sir J. Lawes' average produce of cereals in the kingdom, viz.: Wheat, $28\frac{1}{10}$ bush., barley, $37\frac{1}{4}$, oats, $47\frac{3}{10}$, and beans $31\frac{1}{10}$ bushels per acre; and as to the meat productions, I have taken them as they stand in Professor Elliot's work (not forgetful of the circumstances attending the farm), putting these quantities at the average market prices of 1883, 1884, and up to October 26th, 1885, the application shows a loss of £9 5s. $8\frac{1}{2}$ d. per cent., which is synonymous with the results of Professor Elliot's analysis. It, however, must be borne in mind that Sir James' average produce is estimated upon qualities from soils of greater fertility as compared with those constituting the Wilton House Home Farm. It therefore remains to be proved at what cost for artificial manures or feeding stuffs per acre the necessary increase in products can be obtained throughout the kingdom, so as to neutralise the cost of increased fertility, and the loss occasioned in converting the hay, root, and green crops into meat. It is to be observed that the increased produce of wheat (reaching to 36 bushels per acre) which has been obtained on Wilton House Home Farm, is synonymous with Sir J. Lawes' experiments at Rothamstead, but the relative ratio of other crops on the farm

exceeds those quoted by Sir James. My predictions at present are that the average products of the kingdom should be raised to that obtained on the Wilton House Home Farm for cereals, viz., 36 bushels per acre of wheat, as an average (other crops following in ratio), also increased production of mutton and beef to the extent at least of 305 lbs. of meat, and 12 lbs. of wool per acre.

It must not be forgotten that these calculations are for arable land only, and not influenced by the lessened cost of producing meat by the grazing of meadow or pasture lands, which constitute so large an area of the kingdom. It only remains to be shown how the successful result of £11 7s. 10½d. per cent. profit, which is arrived at by the Wilton House experiments, can best be applied to the circumstances of the kingdom. It is a momentous matter at the present time, and calls for further consideration. I have threaded closely Professor Elliot's proved analysis, and I abide by its results in the necessary calculations (allowing for variation in rent), and if it is true that "what has been done, in the natural order of things may be done again," then the results obtained from the Wilton House Home Farm ought to encourage the tenant farmer of the present day. I venture to predict that the conclusions arrived at by the writer of the article "Crop and Stock Prospects," viz., "That wheat-growing at present prices gives a heavy dead loss, not far short of the landlord's entire rent," is a delusion, and calculated to mislead, inasmuch as it is shown that 20 per cent. loss on the Wilton House Home Farm, amounts only to £60 per annum on a rent of £300, and I hope to make this matter more apparent.

In reviewing these results, it may be but fair to scan the effects of the depression which has prevailed in leading agricultural districts of the kingdom; as, for example, Lincolnshire, Wiltshire, and districts in Scotland, where the effect of a succession of bad seasons has brought to the front disastrous circumstances. But as the tenant farmer had struggled on from 1846 to 1884 in the decade of falling prices, it would seem that the succession of bad seasons had induced the money-lender to withdraw the aid which had previously been afforded to those farmers wanting the necessary capital to carry on their holdings; and the consequence is that vast districts are tenantless, not through farming being a bad business, but from the scarcity of tenants with the necessary capital to conduct their business profitably. This matter I venture to think will be shown as I proceed with my exposition of Professor Elliot's publication.

In pursuing my remarks, I observe that the cropping of the farm in question, between 1850 and 1863, was that about two-thirds of the Hookland arable, and two-fifths of the Field and Down arable, were in

cereals, and the average of the entire period has been four-ninths of the area in cereals and five-ninths in hay, root, and green crops. The normal products of the farm in 1850 stood at 19 bushels per acre of wheat, 28 of barley, and 36 of oats; and these quantities relatively taken at 7s., 4s., and 2s. 9d. per bushel (Protection prices) amounted to £17 4s.

The yields, however, in 1873, on the average of 23 years (varying with the vicissitudes of seasons) stood, viz., wheat, 36 bushels; barley, 50; oats, 61; beans, 41, per acre; and these respectively at the prices realised stood at 7s. 0 $\frac{1}{4}$ d., 4s. 7 $\frac{1}{4}$ d., 3s. 3 $\frac{1}{4}$ d., and 5s. 6 $\frac{1}{2}$ d. per bushel, and in the aggregate show an amount of £45 9s. 8d.; consequently, the increase is £28 5s. 8d., or £164 8s. 9d. per cent.

Sir J. Lawes' estimated yield of cereals in the Kingdom are quoted, viz., wheat, 28 $\frac{1}{10}$; barley, 37 $\frac{1}{4}$; oats, 47 $\frac{3}{10}$; and beans, 31 $\frac{1}{10}$ bushels per acre; and these quantities calculated at prices realised on the Wilton House Home Farm, as shown above, in the 23 years amount to £34 15s. 7d., and consequently the increase on Wilton House Home Farm exceeds the average of the Kingdom by £10 14s. 1d.—a result of national importance yet to be made apparent by obtaining and maintaining increased produce in yield through higher cultivation. With this view the question arises whether by increased production the English markets might not be supplied between harvest time and the following spring at prices which would prohibit foreign competition, as has been indicated by circulars issued by corn merchants.

The cost in producing the relative crops grown on the farm were separately kept between 1850 and 1863, and is shown in minute detail (folio 25) where it is stated, "that if there be no loss on the conversion of the hay, root, and green crops into butcher's meat, or a check upon increasing fertility, as compared with the quantities of produce obtained in the 23 years' experience, the cereal crops may be sold at a profit if they realise any sum above the following prices per quarter:—wheat, 30s. 6d.; barley, 19s. 2d.; oats, 14s. 6d.; beans, 26s.; and rye, 25s. 4d." With a view to confirm these results, I have compiled from Prof. Elliot's work an acreable statement of crops grown on Wilton House Home Farm, together with their products at realised prices and cost of production, and thus a farm of 8 acres is consequently substituted in evidence of results, and stands as follows upon its own merits and entirely exclusive of the extraneous circumstances attending Wilton House Home Farm.

THE ADOPTED EIGHT-ACRE FARM.

Area.	Description of Crop.	Quantity grown per Acre.	Price per Bushel.	Amounts.	Totals.	Profit.
Acres.		Bushels.	s. d.	£. s. d.	£ s. d.	£ s. d.
	<i>Cereal Products at realised prices on an average of 23 years.</i>					
4	Wheat, per acre... ..	36	4 8 $\frac{1}{4}$	8 8 9		
	Barley, "	50	3 1	7 14 2		
	Oats or dredge, "	61	2 2 $\frac{1}{4}$	6 13 5 $\frac{1}{4}$		
	Beans or pulse, "	41	3 8 $\frac{1}{2}$	7 12 0 $\frac{1}{2}$		
				30 8 4 $\frac{3}{4}$		
	Straw saleable or consumable by Stock taken into Fold Yards, but not belonging to the Farm.		7 7 $\frac{3}{4}$	1 10 7		
			per acre per ann.			
	Total on Four Acres... ..				31 18 11 $\frac{3}{4}$	
	<i>Cost of Production.</i>					
1	Manual Labour			1 16 9 $\frac{1}{2}$		
	Manure purchased (as per exposition)			0 12 1		
	Seed purchased, and of home growth			0 16 6 $\frac{1}{4}$		
	Horse corn			0 13 10		
	Horse forage (exclusive of straw and chaff)			0 2 0 $\frac{1}{2}$		
	Market and Fair expenses			0 1 5 $\frac{1}{2}$		
	Cost and wear and tear of implements, being an excess on Wilton House Home Farm			0 4 7		
	Sundries			0 3 3		
	Bad debts			0 0 6 $\frac{1}{4}$		
					4 11 1 $\frac{3}{4}$	
	Rent, rates, tithes, and taxes taken at the estimate of the 85 producers in 11 counties, as shown in contrast with the Wilton House Home Farm			2 0 7		
				6 11 8 $\frac{3}{4}$		
	Total on Four Acres				26 6 11	
						5 12 0 $\frac{3}{4}$

THE EIGHT-ACRE FARM.

Area.	Description of Crop.	Quantity.	Price per lb.	Amounts.	Totals.	Profit.
Acres.		lbs.	d.	£ s. d.	£ s. d.	£ s. d.
	<i>Hay, Root, and Green Crops, viz.: Clover, Vetches, Turnips, Rape, etc., Swedes and Mangolds.</i>					
1	Mutton	155 $\frac{3}{4}$	10 $\frac{1}{4}$	6 13 0 $\frac{1}{4}$		
	Beef	75	9 $\frac{1}{4}$	2 17 9 $\frac{1}{2}$		
	Swine	69 $\frac{1}{4}$	7 $\frac{3}{4}$	2 4 8 $\frac{1}{2}$		
	Poultry	5 $\frac{1}{2}$	1/-	0 5 6		
					12 1 0 $\frac{1}{4}$	
	Wool	12 $\frac{3}{4}$	1/-	0 12 9		
					12 13 9 $\frac{1}{4}$	
	Hay, Root, and Green Crops sold to Dairy Stock in fold yards, otherwise available for conversion into meat			0 14 10 $\frac{1}{2}$		
	Ditto consumed by Working Horses			0 6 10		
					13 15 5 $\frac{3}{4}$	
	Or on Four Acres				55 1 5 $\frac{3}{4}$	

THE EIGHT-ACRE FARM (continued.)

Area.	Description of Crop.	Amounts.	Totals.	Profit.	
Acre.		£ s. d.	£ s. d.	£ s. d.	
	<i>Cost of Production per Acre.</i>				
1	Manual Labour	2 12 11 $\frac{3}{4}$			
	Manure purchased (see exposition folio)	0 11 11 $\frac{1}{2}$			
	Seed purchased, and of Home growth... ..	0 11 2			
	Horse Corn	1 1 1			
	Horse Forage (exclusive of Straw and Chaff)	0 3 9 $\frac{1}{2}$			
	Market and Fair Expenses	0 2 9 $\frac{1}{4}$			
	Cost and wear and tear of implements being in excess on the Farm	0 7 6 $\frac{1}{2}$			
	Sundries	0 3 3			
	Bad Debts	0 0 6 $\frac{1}{4}$			
	Agistment	0 1 9 $\frac{1}{4}$			
		£ s. d.	5 16 10		
	Feeding stuffs purchased, and of Home growth, as on Wilton House Home Farm	6 19 1 $\frac{1}{2}$			
	Deduct loss in conversion and cost of increased fertility	2 18 8			
			4 0 5 $\frac{1}{2}$		
			9 17 3 $\frac{1}{2}$		
Rent, tithes, rates and taxes as evidenced by the 85 producers in the 11 counties	2 0 7				
		11 17 10 $\frac{3}{4}$			
	Or on Four Acres ... ..	...	47 11 6	
				7 11 11 $\frac{3}{4}$	

It is, however, necessary to observe that the only items in the above calculations which vary from the Wilton House returns, are the reduction of capital to £14 9s. 5 $\frac{1}{2}$ d., the necessary increase of rent and the lessened cost of feeding stuffs, and these differences arise through the quality of the average soils in the kingdom being estimated as superior to those on the Wilton House Home Farm.

The capital on the 8 acres (£14 9s. 5 $\frac{1}{2}$ d. per acre) is admitted to stand at £115 15s. 8d., the cost of producing the crops grown being equivalent to the cost prices of the same as on the Wilton House Home Farm.

RECAPITULATION OF RESULTS IN THE ABOVE STATEMENTS.

	Amounts.	Totals.
	£ s. d.	£ s. d.
Balance in favour of Cereals	5 12 0 $\frac{3}{4}$	
Balance in favour of Hay, Root, and Green Crops	7 11 11 $\frac{3}{4}$	
Total Profit on 8 Acres, being the amount remaining for Interest on Capital employed in farming, admitting vicissitudes of seasons ... ..	...	13 4 0 $\frac{1}{2}$

Thus yielding £11 8s. 1 $\frac{1}{4}$ d. per cent. profit to the producer.

This it must be remembered is the result of 23 years' experience on the farm in question (the fertility of the land being also maintained), but Professor Elliot nevertheless defines that the respective crops can be grown at reduced prices, as shown by the following diagram :—

Description of Crop.	Quantity	Price	Amount.			Total Profit.		
	Grown per Acre.	per Bushel.	£	s.	d.	£	s.	d.
Wheat	36	3 9 ³ / ₄	6	17	3			
Barley	50	2 4 ³ / ₄	5	19	9 ¹ / ₂			
Oats	61	1 9	5	10	6 ³ / ₄			
Beans	41	3 4 ³ / ₄	6	16	8			
Straw Sold (4 acres, at 7s. 7 ³ / ₄ d. per acre)	..	...	25	4	3 ¹ / ₄	1	10	7
Cost of Production, as shown heretofore...	...	...	26	14	10 ¹ / ₄	26	6	11
Balance per Acre in favour of Cereals ... ..	...	...	0	7	11 ¹ / ₄			
Profit on Hay, Root, and Green Crops, as stated in previous diagram ... ..	...	...	7	11	11 ³ / ₄			
						7	19	11

Being £6 18s. 1¹/₄d. per cent. on the £115 15s. 8d. capital estimated to have been employed in the 8 acres, but this result, though showing a profit at the low prices quoted, is not sufficiently compensating to the producer for the capital and skill employed by him.

But with the liberal allowance of £4 0s. 5¹/₂d. per acre annually, for feeding stuffs, the products would undoubtedly be raised to equivalents grown on the best soils of the kingdom (under the like climate), and, therefore, the yields would consequently stand at an estimate, viz. :—Wheat, 40 bushels per acre ; barley, 54 bushels ; oats, 65 bushels ; and beans, 45 bushels. These quantities at profitable prices, as shown by the results obtained on the Wilton House Home Farm, viz. :—Wheat, 4s. 8¹/₄d. per bushel : barley, 3s. 1d. : oats, 2s. 2¹/₄d. ; beans, 3s. 8¹/₂d., and 7s. 7³/₄d. per acre for straw—would amount to £34 13s. 9¹/₄d., from which the cost of the production of cereals would have to be deducted, and a profit per acre remains of £8 6 10³/₄

The like ratio of increase on the hay, root, and green crops, would amount to £11 5s. 11¹/₂d., but the sheep flock being at the rate of an ewe and a half per acre (or rather more) on the arable land (on the farm in question, and on the average of the 23 years) the profit on these crops is consequently taken fairly as shown in the first diagram of 8 acre cropping, and not after the increase ratio admitted in the cereals. 7 11 11

£15 18 10

Consequently the profit to the producer on the capital employed (£115 15s. 8d.) would be £13 15s. 2d. per cent., and hence by increased production the loss of £2 18s. 8d. per acre in the conversion of the hay, root and green crops, into meat, and in increasing the fertility on the Wilton House Home Farm, between 1850 and 1873 is consequently neutralised. This profit, coupled with the £11 8s. 1¼d. per cent. shown in the first diagram (8 acre cropping) are irrespective of 10 per cent. allowed in the farm account for depreciation in working stock. Moreover, the extraneous circumstances attending the farm in question being excluded from the 8 acre calculations, the meat products consequently show an increase.

It must, however, be admitted that no such increased production, or such favourable results as are here foreshadowed, can be anticipated until the Land Laws are so adjusted as to give necessary security to the producer for the capital employed. This further consideration will involve a careful solution of the landlord's and tenant's interest in the matter, upon which I am anxious to say a few words.

In considering the relative positions of landowner, tenant-farmer, and labourer, it will be necessary to take into consideration their acquired positions as existed for half a century previous to the abrogation of the Corn Laws, when they stood in division, viz., landowners as capitalists, landowners as freeholders and occupiers, tenant-farmers (large and small), and labourers in general.

Prof. Elliot demonstrates at folios 27 and 28 of his work, that "Protection," as heretofore afforded by law, gives a premium per bushel to the producer on cereals, according to the cropping of the farm in question, viz., wheat, 2s. 4d.; barley, 1s. 6¼d.; oats, 1s. 6d.; and beans, 1s. 10d.; these premiums assumed butcher's meat to be sold at 6d. per pound, under the impression that at that price it would be profitable. Its production, however, on the Wilton House Home Farm is shown (folio 32) to be a loss of 2¼d. per lb. This loss is only to be neutralised by increased production. The erroneously low estimate for meat, and the high "Protection" price for cereals, induced farmers to enter upon the cultivation of the soil without possessing the necessary capital for developing the land's productiveness, and they thereby retarded the progress of agricultural improvements. The landowners, however, gradually acquired a knowledge of their properties, and drew a comparative distinction between the interests arising from their capital as occupiers and as freeholders—the former assumed to be 10 per cent., and the latter 3 per cent. Assuming the area of the farm of the freeholder to be 273 acres, 2 roods, 18 perches (the contents of Wilton House Home

Farm) the matter would stand thus:—Farming capital, £3,500; the value in fee simple of the estate (273 acres, 2 roods, 18 perches, at 19s. 6d. per acre) £266 15s. 5d. per annum, which, at 33 years' purchase, would be £8,803 8s. 9d., the two together being £12,303 8s. 9d., thus producing an income of (£3,500 at 10 per cent., and £8,803 at 3 per cent.) £614 2s. 0d. Now, if these capitals were united and employed equally in farming at 10 per cent., they would realise £1,230 6s. 10d. per annum. This command of capital by the freeholders and occupiers jointly induced them to acquire larger holdings, while the smaller freeholders merged their freeholds mostly into the adjoining estates belonging to capitalists. During the period when the production of food for the multitude, in increasing quantity, became absolutely necessary, the smaller occupiers of land in detached portions disappeared; the cost of working their small holdings being much more expensive in comparison with the larger areas, which were at the same time better cultivated.

Nothing short of the yield produced on the Wilton House Home Farm could have saved these small occupiers and satisfied the yearly demand made upon farmers by the increasing demands of the people. The annual products per acre, on an average of 23 years, amounted to £22 6s. 4½d. (*vide folio 19*). And it may confidently be asked, Where is the small holding to be found which has ever attained such a result? Yet nothing short of it can satisfy the requirements necessary for the maintenance of the population of the country.

This change of circumstances naturally induced the landed aristocracy to make their farms into areas suitable to the occupation of the gentleman-farmer, and also with a view to save themselves extra cost in farm homesteads; but in many instances their decision led them into error by making their holdings too large! This mistake has been avoided in arranging the farms for the consequences of "free trade" on the estate in which this home farm forms an integral part, and, though the farms have been allocated as best suited to the aspect of the country, yet their areas have been apportioned so as to give a margin for intelligent and persevering men obtaining such an income as would induce capitalists to embark in the occupation of such holdings.

With a view to check indiscretion in running to the extreme, of making farms too small and thereby reverting to the usages of past times, perhaps the following instance will best illustrate my meaning:—Supposing a farm of 1,000 acres, let at £1 an acre, is found necessary to be divided into two holdings of 500 acres each, the cost of the division, if the landlord is intended to be remunerated for his investment in buildings, could only be defrayed by letting the divisions at an extra rent of

10s. or 12s. an acre, and lessened areas would require a still further increase of rent. But rather than adopt this alternative in order to meet the requirements of capitalists, might not the 1,000 acres be farmed by a company, under the directions of skilled men possessing judgment and means for obtaining the utmost production, and also with the power to maintain such production, as shown in the instance of Wilton House Home Farm, the area of which, however, was considered too small to induce a skilled tenant to occupy it.

On large estates where the tenant farmer's capital is not sufficient to develop the full resources of the land, might not a company of farmers be substituted for individual tenants, provided the land laws of the kingdom were so improved as to afford security and give encouragement, so that the necessary capital might be obtained? These alternatives necessarily arise when we consider the position of the landowner under the circumstances of "Protection," and also the position of the Consol or Fund-holder during the like period, the latter being insured against taxation, in consequence of the Protection on the produce of land. But, under the circumstances of Free Trade, the issue of the relative positions become changed, and the question arises, Why should the landed interest be sacrificed in the production of food at low prices for the benefit of the community? And, at the same time, why should the Fund-holder not bear his relative proportion of taxation? I do not infer that rents should be increased by the change of circumstances, but that taxation should be fairly adjusted by Parliament.

As regards the farm labourer as a *sine quâ non*, he should have a home with accommodation suitable for the requirements of his family, in regard to sexes, together with a garden allotment, adjacent to the cottage, varying in size, according to circumstances, of from twenty to forty perches each, but not greater than could be maintained in proper cultivation. Should the garden adjoining the cottage not be equal to his wants, an increase might be provided in an allotment field, so situated as to best suit the accommodation of the villagers. These allotments might vary in size beyond the cottage requirements, according to circumstances, and extend to cow allotments (to the most deserving parishioners) of hay ground, lea pasture, and an acre of arable; the areas being limited to the quality of the soils, their situation, and with due regard to the position of the cottage to which it might be attached; the hay ground allotments to be mown, and the after-math to be fed off in common; the summer lea ground allotments also being grazed in common; the cultivation of the arable portion being left to the discretion of the occupier; the number of cottages and allotments being

fixed according to the average requirements in each parish, and determined by the amount of manual labour necessary to fully develop the resources of the land in the district ; the owners of the respective estates being obliged to make provision for the comfort and well-being of their labourers, power being given by Act of Parliament to the guardians of the parish to provide extra accommodation in such cases as the owners of the respective properties are not in a position to give.

The tenants of the farms in the parish having a choice of the labourers in their employ where the cottages belong to the owners of the farm which they hold. The guardians of the parish having authority through Parliament to conduct the necessary machinery for the working of the scheme. Such an arrangement would make provision for efficient labourers being retained in the country, and not driven to the necessity of emigration. Moreover, such a scheme would be preferable to that of Mr. Shaw Lefevre's, where every labourer is supposed to become the owner by putting him into the hands of the money-lender, and thereby increasing his rent, as well as confining him to the limits of the district in which he is living for employment. The comfort afforded to the villagers by the necessary arrangements of allotments has been exemplified in many instances, one at Stanton St. Bernard, Wilts, belonging to the Earl of Pembroke ; and perhaps by none more than in the case of the Rev. F. O. Morris, the rector of Nunburnholme, in Yorkshire, where, though the distribution of his glebe has been in action for twenty to thirty years, does not secure, except for the Rector's life, the comforts which the parish now enjoys, and to be continued would necessitate the interference of Parliament.

Moreover, might not the comforts of life to the aged and meritorious labourer be extended by the guardians of the parish having power by Act of Parliament to secure to them at fair rents (with a view to encourage thrift in their earlier career) residences in the parish in which their character has been exemplified, and thus prevent the separation of man and wife in the district union workhouse.

The rent of Wilton House Home Farm being based on the produce principle, in accordance with that adopted in letting the Earl of Pembroke and Montgomery's estate, Prof. Elliot in his analysis has given a full definition of the operation of the scheme, and shows how fairly it was adjusted to meet the mutual interests of landlord and tenant, and it warrants me in asserting my belief in the justice of its action ; though the adjusted rent in 1851 diminished to the extent of £21 15s. 1d. per cent., but nevertheless the scheme ended in 1873 with eight shillings per cent. in favour of the tenant occupier.

With the foregoing statements I have arrived at the following conclusions, viz. : That Prof. Elliot's work is a literal statement of his analysis of the Wilton House Home Farm account with the general bearing of the facts recorded—it gives the normal products in 1850 and the average increases obtained in an experience of twenty-three years, which singularly as to wheat accord in yield to Sir James Lawes' acquirements at Rothampstead ; it also shows that soils of an inferior type in Wilts, Dorset, and Hants, may be made to yield products (and their maintenance in fertility, though its extraction in fertility may be readily evinced) sufficient to afford remunerative interest on the capital employed, as exemplified by the tests in the foregoing statements, which also prove that the loss of £2 18s. 8d. in the hay, root, and green crops, as deduced in Prof. Elliot's analysis, was occasioned by an excess of that amount in the cost of feeding stuffs (before the designed increased products were acquired), and therefore I have corrected this amount both as regards capital and expenditure in the foregoing calculations on the eight-acre farm, which is shown to be entirely exempt from the local circumstances attending Wilton House Home Farm, and confined to purely farming results as tested with the facts of the twenty-three years' experience, including the vicissitudes of seasons in that period.

With the views here recorded, and *the land laws adjusted* to the necessities arising through a rapidly-increasing population in this country, I venture to think that the landlord, tenant occupier, and the labourer, may yet hold their former own in this kingdom.

I am, your obedient servant,

“AN IMPARTIAL LOOKER-ON OF SIXTY YEARS' STANDING.”



